

MAJOR LAND PARTITION NO. 36-89  
CREATION OF A PRIVATE ROAD

KNOW ALL MEN BY THESE PRESENTS, that Bennett G. Brown and Janice I. Brown, husband and wife, in consideration of the approval by the Klamath County Planning Commission of a Statutory Major Land Partition of the hereinafter described real property, and in consideration of the benefits accruing to the above named by reason of said approved Major Partitions, we, the undersigned do hereby irrevocably create the following described non-exclusive private easement to be appurtenant to the respective partitioned parcels, with the rights and obligations hereinafter contained, to run with the title to said parcels. Said easement, more particularly described as follows:

A 30 foot road easement in Lot 4--Plat of JUNCTION ACRES situated in the W1/2 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 4 North 71 degrees 16' 48" West 353.51 feet from the Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along said Southerly lot line, 35.36 feet; thence North 50 degrees 41' 06" East 50.51 feet; thence North 07 degrees 21' 00" East 389.59 feet; thence South 82 degrees 39' 00" East 30.00 feet; thence South 07 degrees 21' 00" West 401.50 feet; thence South 50 degrees 41' 06" West 43.72 feet to the point of beginning and with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

The private road easement shall provide vehicular and public utility access to three parcels, being more particularly described as follows:

## PARCEL 1:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 2 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, North 71 degrees 16' 48" West, 353.51 feet from the Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along said Southerly lot line, 131.23 feet; thence North 10 degrees 00' 00" East, 347.80 feet; thence South 82 degrees 39' 00" East, 112.57 feet to the Westerly line of said Parcel 2; thence South 07 degrees 21' 00" West 373.30 feet, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

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## PARCEL 2:

A tract of land situated on Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along the Southerly line of said Lot 4, 353.51 feet; thence North 07 degrees 21' 00" East 674.35 feet to the North line of said Lot 4; thence North 89 degrees 54' 00" East 250.28 feet to the Northeast corner of said Lot 4; thence South 00 degrees 07' 40" West, 782.70 feet to the point of beginning, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

## PARCEL 3:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89, on the Southerly line of said Lot 4, North 71 degrees 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89; North 10 degrees 00' 00" East 347.80 feet, South 82 degrees 39' 00" East 112.57 feet and North 07 degrees 21' 00" East 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71 degrees 16' 48" East 177.06 feet, more or less, to the point of beginning, with bearings based on Survey No. 4824, as filed in the office of the Klamath County Surveyor.

Tax Account No: 3910 007AO 00500

IN WITNESS WHEREOF, the parties have hereunto set their hands this  
19 day of JANUARY, 1990.

Carl Shuck  
Carl Shuck, Planning Director  
C.K. LUNDHOLM, SENIOR PLANNER

Bennett G. Brown  
Bennett G. Brown

Janice I. Brown  
Janice I. Brown

MAJOR LAND PARTITION NO. 36-89  
Creation of a Private Road

1300  
BEO BROWN  
8615 Rocking Horse Ln.  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ben Brown the 22nd day  
of Jan. A.D., 19 90 at 1:53 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 1444  
Evelyn Biehn - County Clerk  
By Janice Mullins

FEE

\$13.00